



GMH
MILITARY HOUSING

Picatinny

Current Status & Way Ahead

**18 April
2007**

Picatinny Orientation

Navy Hill

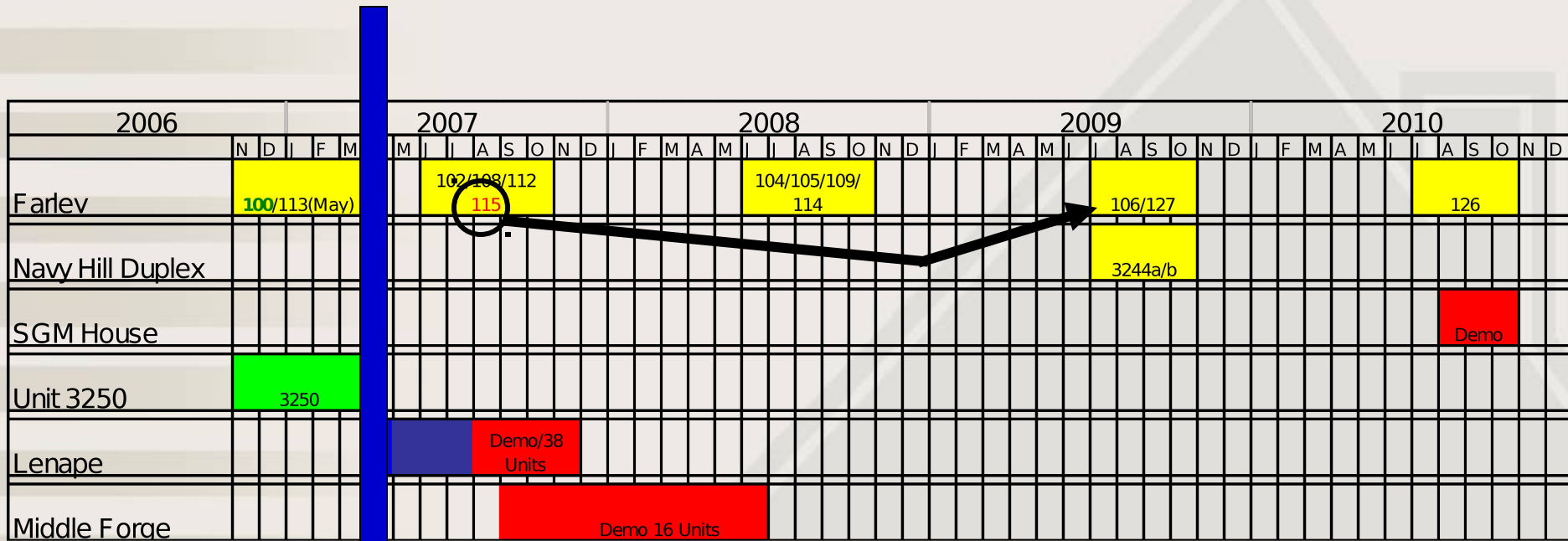


Farley



<div> <div>Picatinny Initial Development Plan</div> <div>★★★★</div> </div>								
PICATINNY ARSENAL	Rank	Existing	Demo	Reno	Historical Rehab	Other Use	New	End
Farley	FGO	9	6	0	0	3	0	0
	SO	5	0	3	2	0	0	5
	GO	2	0	0	2	0	0	2
Spicer East	JE	10	0	0	0	10	0	10
Spicer West	FGO	18	0	0	0	19	0	0
	SE	1	0	0	0	0	0	8
	JE	0	0	0	0	0	0	11
Duplex	FGO	2	0	2	0	0	0	2
SGM House	SE	1	1	0	0	0	0	0
Unit 3250	FG/SE	1	0	0	1	0	0	1
Middle Forge	JE	26	26	0	0	0	0	0
	SE						2	2
	CGO			6				6
	FGO						10	10
	IE	38	38	0	0	0	0	0

Renovation Schedule



Renovations Project Status

- **Unit 3250:** Complete Apr 07
- **Unit 100:** Complete Apr 07
- **Unit 113:** SHPO Approved; Reno ongoing with completion scheduled for May 07
- **Unit 117:** Ongoing; Internally Complete; working ADA access, front porches and parking plan (Requires Coord with DPW)
- **Unit 112** (CG's House): **Need SHPO Approval**; Scheduled for Jun-1 Sep internal reno with exterior continuing into Sep-Oct 07
- **Unit 115:** Deferred Historic Reno until 2009

Renovation Discussion Points



- **Lead Based Paint Abatement and the EPA #;**
 - OPR: Reno Dept
 - NJDEP offers an alternative, voluntary notification program for conditionally exempt small quantity generators. This program - known as the "NJX" number program
 - Applied for the NJX Permit
- **Contracted Time Line and Customer Expectations**
 - Types of Reno
- **Quality Product on Units' Needing Serious Love**



New Construction Schedule

Turnover Schedule Dated: 12/01/06		2007								2008												2009											
	M	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	
	1	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	
Picatinny Arsenal																																	
Middle Forge & Lenape																																	
Demolition of Existing Units By Others																																	
Relocation and Installation of Dry Utilities By Others																																	
Conversion Units by GMH Renovations																																	

- Mobilize
- Construction
- Unit Turnover
- Work by GMH

Non Binding...Est of when turnover begins

Lenape / Middle Forge Scope

Scope and Site Plan Options

- 16 months to complete 26 Units
- Construction Sequence:
 1. Demo 38 Units Lenape
 2. Demo 16 Middle Forge
 3. Build 20 Duplex Units
 4. Build 6 Single Family
 5. Renovate 2 Middle Forge
 6. Construction Period New Const Apr 07 – Sep 08
 7. Convert 10 to 6 in Middle Forge 2009



Phases of Construction

1

Site Preparation

- Capping / Demo / Abatement
- Survey and Staking
- Clear, Grub, Cut & Fill
- General Grading

2

Horizontal Development

- Road Cuts and Grades
- Curb & Gutters...Form & Place
- Dry & Wet Main Service Utilities

3

Preliminary Vertical

- Dry & Wet Service Lat
- Final Grade / Compact
- Form / Place
- Footers & Foundation

4

Vertical Development

- Framing, Roofing, Siding, Masonry
- Interior Mechanical, Electrical, Plumbing
- Dry wall
- Finishing

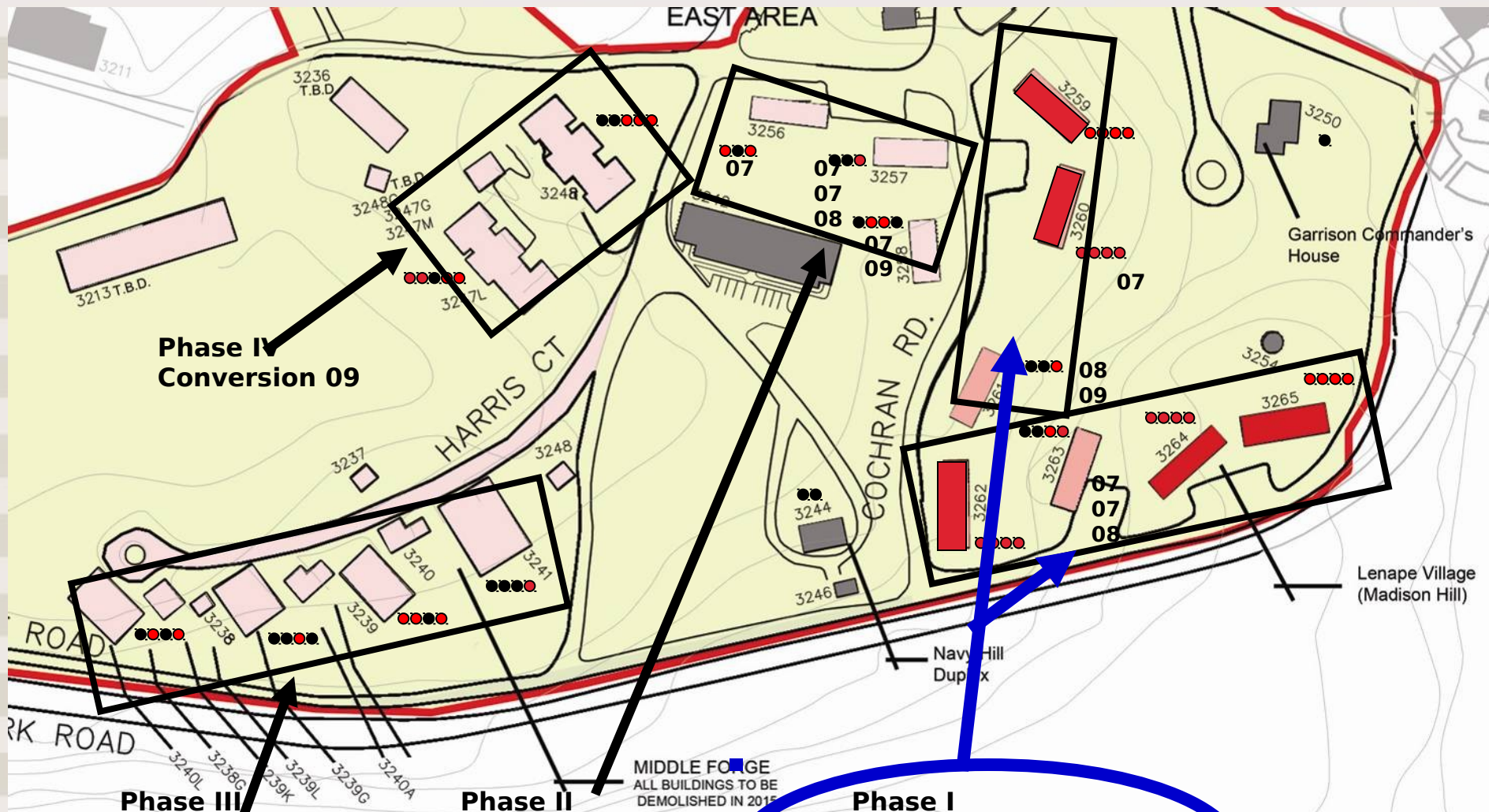
5

Horizontal Finish

- Asphalt work
- Concrete work
- Landscaping

Neighborhood	2007										2008							
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Lenape																		
Middle Forge																		

Transition Plan (Navy Hill)



Permits and Plans



- **E&S Application: E & S - Permit OBTAINED from Mercer County Soil Conservation. Balfour and Site Contractor filing CO-PERMITTEE forms.**
- **ESS/ UXO: Top Priority. GC signed and submitted in Mar 07; Critical to receive prior to construction which is scheduled for Jul 07. Executing the fence installation VIA UXO avoidance techniques.**
- **Soil Mgt / Excess Soil Plan. Complete.**
- **NJDEP Redevelopment Waiver: NJDEP requested additional information related to leased property and stormwater management. GMH mailed info to Remington and Vernick to forward to NJDEP along with the SWM Report.**
- **Endangered Species & Tree Removal. Trees removed prior to 1 Apr before Bat roosting. Complete.**
- **Wet Utilities. Plan as presented is acceptable. It minimizes codes and the installation design guide. It minimizes**

Development Status



- **Dry Utilities.** Plan as presented is acceptable. Its IAW local codes and the installation design guide. Transformer and Pedestal placement between homes will be such that we can get vehicle access to the rear of the homes. They will get offset to one side or the other. Street lighting is a part of the dry utilities plan & will match Farley existing. OPR: PD , OCR: BB
- **Phone Line/Cable COA Development.** Verizon land line and the Cable Vision Triple Play OPR: PD, OCR: Installation
- **Physical Security/Fencing.** Installation began 19 Apr 07.
Complete.
- **Marshalling Area.** We'll develop a MOA between the installation and GMH for the use of this Staging and Marshalling Area. If necessary, we'll have the COE develop a lease for this area. OPR: PD; OCR: DPW with Kathleen Jermano, Baltimore District.
- **Architectural & Floor Plan Reviews.** All plans are fine as presented except SF homes as presented. GMH presented one SF plan in last meeting to show as an example and is now readdressing the SF models to address GC concerns. OPR: NB; OCR: PD
- **Bldg 117 Parking Lot.** Completed a plan review with Rich Walters on the curb cut and parking lot that will extend off Farley to accommodate parking to the new resident office and community



Delux Architectural

Residential (Res. Arch.)



FRONT ELEVATION
8/24/2014 10:41 AM

1



FRONT ELEVATION
8/24/2014 10:41 AM

1

Way Ahead



- Acquire NJX Permit (Reno) on Hazardous Waste
- UXO/ESS Permit is top Priority
- Decision on Communications to new construction (Cablevision and Verizon)
- Production Meeting 0900-1200 on 24 April
- Demo/Ground Breaking Ceremony 1030 on 2 May 07